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CITY OF MIAMI BEACH
Office of the City Manager
Letter to Commission No. 052-2005



To: Mayor David Dermer and
Members of the City Commission

Date: February 18, 2005

From: Jorge M. Gonzalez
City Manager

A handwritten signature in dark ink, appearing to read "Jorge", written over the printed name of the City Manager.

Subject: 900 COLLINS AVENUE - CORAL ROCK HOME DEMOLITION STATUS REPORT

On January 19, 2005, the Miami-Dade County Unsafe Structures Board continued action on the above noted structure to February 16, 2005, so that the independent structural engineer retained by the City, Mr. Douglas Wood, could complete his investigation and submit plans to the City's Building Official for temporary bracing, shoring, and full structural restoration. In order to allow such additional time as might be necessary for Mr. Wood to complete his work, and have it fully reviewed by the City's Building Official, the Miami Beach Historic Preservation Board, on February 8, 2005, invoked its full authority under County code section 16A-11(VI)(b), and approved a Resolution to be submitted to the Miami-Dade County Unsafe Structures Board, requesting that a grace period of no less than 120 days be granted to obtain a permit to repair the property, as permitted and required by such ordinance.

On February 14, 2005, the Mr. Wood submitted plans to the City's Building Official. After careful review, the Building Official found the plans to be insufficient, and on February 16, 2005, provided a written summary of eighteen points of concern for Mr. Wood's attention and response.

On February 16, 2005, the City's Building Official reported to the Miami-Dade County Unsafe Structures Board that the plans submitted for the temporary bracing, shoring, and full structural restoration of the subject structure were insufficient with respect to the requirements of the Florida Building Code, and could not be approved. Mr. Wood then explained the plans to the Board and responded to questions.

Following Mr. Wood's presentation, I addressed the Unsafe Structures Board, stating that although the City does not own this building it does own an interest in the historic district, stressing that the Avery Smith coral rock house is very important historically. Pursuant to the Resolution of the Miami Beach Historic Preservation Board and the demonstrated intent of the Miami Beach Mayor and City Commission, I requested the Unsafe Structures Board grant the additional time necessary for Mr. Wood to review in detail and formally respond to and address the points of concern raised by the City's Building Official.

After extensive additional testimony from the property owners, Dade Heritage Trust, and others, the Unsafe Structures Board deliberated, and ultimately considered two separate motions to allow for the time extension requested, ultimately each failed and they subsequently passed a motion finding that there was no feasible alternative to demolition, and ordered that the subject structure be demolished within sixty (60) days.

The Administration will further update the Commission on this matter at the February 23, 2005 City Commission meeting. If you have any questions relative to this property, or need additional information, please contact me.

JMG/CMC/JGG/WHC

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